

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32 Kenman Close, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$950,000

### Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2022

to

31/03/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/8 Ashford St TEMPLESTOWE LOWER 3107	\$988,000	06/04/2022
2	9/222 Williamsons Rd DONCASTER 3108	\$950,000	10/03/2022
3	30 Kenman Cl TEMPLESTOWE 3106	\$920,000	11/12/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/05/2022 13:49



 3  3  1

**Property Type:** House (Res)

**Land Size:** 307 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$950,000

**Median House Price**

March quarter 2022: \$1,765,000

## Comparable Properties



**2/8 Ashford St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$988,000

**Method:** Private Sale

**Date:** 06/04/2022

**Property Type:** Townhouse (Res)



**9/222 Williamsons Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 10/03/2022

**Property Type:** House



**30 Kenman CI TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 3  3  1

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 395 sqm approx